



**Platinum Team Management  
Consolidated Financial Statements**  
*For The Year Ended 12-31-2021*

**Corporate Offices**  
801A South Hwy 78 Ste 307  
Wylie, TX 75098

**[www.platinumteam.org](http://www.platinumteam.org)**



## Table Of Contents

Overview

Balance Sheet

Profit & Loss

Statement of Cash Flows

Notes

Personal Financial Statements



## Consolidated Financials

For The Year Ending December 31<sup>st</sup>, 2021

### Overview

The Corporate Controller, external accountants, and management are responsible for the preparation and fair presentation of the financial statements in accordance with generally accepted accounting principles for designing, implementing, and maintaining internal controls relevant to the preparation of the financial statements. Personal financial statements of key members are included to show the financial strength of the backing of the company. The personal financial statements are not in accordance with GAAP and are for informational purposes only.

Platinum Team manages and owns membership interest in a portfolio of companies in many different industries ranging from land development to medical management and many more. The statements provided include companies that have activity during the fiscal year 2021. Some companies only own assets and have no P&L activity. Most of the land has been acquired by a contribution from a member of the entity in exchange for equity.

The companies have many intercompany transactions as they all play a role in the land development process from purchasing all the way through property management after buildings are finished.

### Inventory

Inventory is in accordance with current industry standards and includes the cost of direct land acquisition, land development, construction, capitalized interest, real estate taxes, and direct overhead costs incurred during development and construction.

### Big World Development

The Primary asset is a development tract in Baton Rouge, Louisiana. The \$120 million commercial tract is valued based on a \$80M certified appraisal of the land plus cost to date on development. Development has started and \$40 million has been expended for professional fees and infrastructure.

### Platinum Neighbors Inc

Platinum Neighbors (PNI) manages medical practices and facilities. Currently, the main source of revenue comes from managing an assisted living facility and family practice clinic. The main asset is the land and buildings the facilities are on. The land is owned by Paramount which is owned by Platinum Neighbors. Paramount will also be purchasing a medical center in Wylie for \$12.7 million that will carry a note of \$9 million. The difference will be made up of members' contributions. Additionally, PNI owns a 30% interest in Crossroads Pharmacy which currently has one location but will be expanding into 3-5 in the next 12 months.



## **Daydra Management**

Daydra's main source of revenue is construction and development fees associated with commercial land and buildings. Not only does Daydra handle all the intercompany construction and development, but they also do business with non-related parties. The \$3.5 million receivable for services in developing the Wylie medical center will be paid by Golden Harbor Ventures upon closing of the property. Paramount will be purchasing the Wylie Medical Center.

## **Rosemary & Root**

Rosemary & Root is a food service company. Its main source of revenue was from providing food service to the Villa Asuncion assisted living facility. Since February 2021, as a result of the catastrophic ice storm, it has been temporary closed until the remodel has been completed at Platinum Senior Living (formerly Villa Asuncion). It will be branching out into other food services by occupying space in the Big World Developments.

## **The District**

The District projects are comprised of three segments. Lifestyle, Lifestyle II, and Townhomes. The properties will be mixed use with townhomes, apartments, retail, medical, office space, and restaurants. \$36M in apartment buildings, \$2.5M in townhomes, and \$5.2M are already sold contingent on completion of the construction. Some tenants have already signed lease agreements and others are in negotiations.

## **Heritage Properties Brokerage**

Heritage Properties Brokerage is a real estate brokerage firm specializing in helping clients through the entire commercial reality process. The main source of income is commissions from the closing of properties.

## **Other Projects**

The Cotton Weave project has \$1.3M of equity consisting of \$408K in land and \$873K in improvements.



## Consolidated Financial Statements

Balance Sheet End of year 2021

BALANCE SHEET	
ASSETS	
<b>Current Assets</b>	
Checking/Savings	
Cash on Hand - Banking	
Total Checking/Savings	29,945,626.12
Account Receivable	
Total Account Receivable	22,710,608.39
Other Current Assets	
Total Other Current Assets	139,587,578.45
<b>Total Current Assets</b>	<b>192,243,812.96</b>
<b>Fixed Assets</b>	
Land - District Townhomes	902,997.31
Princeton Land & Buildings	20,000,000.00
Lease Improvements	17,856.08
Furniture & Furnishings	26,370.63
Equipment	97,305.33
Real Estate Owned	
Kitchen Equipment	
Total Kitchen Equipment	2,559.55
	-
Accumulated Depreciation	(27,165.03)
Leasehold Improvements	15,888.70
Total Automobiles	151,469.93
<b>Total Fixed Assets</b>	<b>21,187,282.50</b>
<b>Other Assets</b>	
	-
Investment Advance	10,600.00
	-
Investments	-
Total Investments	104,841.36
Notes Receivable	
Total Notes Receivable	873,515.39
	-
Funds Held in Escrow	-
Total Funds Held in Escrow	60,100.00
<b>Total Other Assets</b>	<b>1,049,056.75</b>
<b>TOTAL ASSETS</b>	<b>214,480,152.21</b>



# Platinum Team Management Inc

## LIABILITIES & EQUITY

### Liabilities

#### Current Liabilities

Accounts Payable	
Total Accounts Payable	5,075,631.41
Credit Cards	-
Credit Card Accounts	-
Total Credit Card Accounts	98,050.34
Other Current Liabilities	-
Total Other Current Liabilities	45,408,185.52

#### Total Current Liabilities

50,581,867.27

Long Term Liabilities	-
Accrued Liabilities	7,142.00
N/P - Bank OZK - District TH	3,313,390.75
Notes Payable	-
Total Notes Payable	29,585,498.62

Total Long Term Liabilities 32,906,031.37

#### Total Liabilities

83,487,898.64

### Equity

Cole Equity Accounts	-
Cole Initial Equity Investment	467,596.60
Cole Equity	-
R Cole - Current YR Dist..	(501,843.54)
Total Cole Equity Accounts	(34,246.94)

#### Big World Development Equity Accounts

Big World Dev - Current YR Disb	44,311,500.00
Jeremy Fiest Disbursements	(4,000.00)
Luke Keith Disbursements	(3,500.00)
Mike Goss Disbursements	(4,000.00)
Minority Member Equity	9,847,000.00
PTM Equity	44,357,843.96
Total Cole Equity Accounts	98,504,843.96

Owners Contributions	500,000.00
Member 2 Equity	2,000.00
Members Equity Members Contribution	1,601,737.89
Members Equity Members Draw1	3,193,928.87
Members Equity Members Draw2	2,000.00



# Platinum Team Management Inc

Retained Earnings	94,112.60
Unrealized Gain On Property	8,500,000.00
Purcell Equity Accounts	
Total Purcell Equity Accounts	717,355.15
P.T.M. Equity	427,648.49
Advance - Capital B Deiters	(130,425.00)
SDD Trust (Cole) Equity Account	5,149.33
	-
Member Equity	-
Total Member Equity	(63,800.00)
QB Closing Entry Equity Account	11,466,159.11
Opening Balance Equity	787,004.47
Net Income/(Loss)	5,418,785.64
<b>Total Equity</b>	130,992,253.57
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>214,480,152.21</b>



## Consolidated Financial Statements

Profit & Loss Sheet End of year 2021

### PROFIT & LOSS

#### Ordinary Income/Expense

Income	-
Rental Income	42,805.07
Commission Income	934,958.39
Construction Revenue	8,447,800.47
Consulting Income	143,050.00
Corporate Expense	312,982.08
Total Daily Sales Income	18,003.72
Food Sales	98,126.00
Labor & Maintenance	2,044.27
Management Fee	813,252.31
NNN Income	1,040.98
Total Other Operating Income	21,714.73
Other Reimbursement	16,757.54
Development Revenue	6,103,842.24
Total Income	16,956,377.80

Cost of Goods Sold	-
Total Cost of Goods Sold	410,942.58
	16,545,435.22

#### Expense

Interest Reserve - Ovation DSH	
Project Expenses - District	
Total Project Expenses - District	13,502.15
Equipment - Leasing	74,676.15
Low Value Equipment Purchases	8,194.14

#### General & Administrative

Payroll & Employee Benefits	
Accountable Expense Plan	13,262.02
Employee Reimbursement - Auto	6,038.45
Employee Bonus	250.00
Salaries and Wages	1,161,197.03
Payroll Taxes	168,442.32
Employee Recognition/Engagement	1,221.10
Employee Training	949.00
Guaranteed Payments-Medical	
J. Monterio Medical Reimbursement	35,221.61





# Platinum Team Management Inc

B Deiters Medical Reimb	37,622.24
R Cole Medical Reimb	40,078.66
Guaranteed Payments-Medical - Other	551.91
Recruitment	
Pre-Employment Testing	292.11
Recruitment - Other	5,196.78
Health Insurance Premiums	
Employee Vision Insurance	401.09
Employee Health Insurance	107,895.06
Employee Dental Insurance	8,597.98
Employee Life Insurance	2,541.26
Health Insurance Premiums - Other	3,774.63
Human Resource Expense - Other	103.16
Advertising & Marketing	37,230.91
Auto Expense	
Tolls Insurance	1,670.78
Parking Expense	438.00
Car Maintenance Expense	5,970.33
Mileage Expense - Employee	10,613.23
Fuel Expense - Company Car	2,274.41
Fuel Expense - Employee	635.95
Fuel Expense - Other	40,300.36
Bank Service Charges	
Origination Fee	8,250.00
Fees	1,125.75
Service Charges	7,514.76
Service Charges - non banking	724.02
Bank Service Charges - Other	1,249.58
Big World Food Services - A/P	655.00
Computer and Internet Expenses	501.69
Contract Labor	10,320.91
Convenience Fee	769.50
Depreciation Expense	5,683.00
Discounts	76.26
Donation	10,200.00
Finance Charges	30,505.65
Food Truck - Food Purchases	2,517.47
Food Truck - Supplies	4,967.49
Business Insurance	-
Excess Liability - Insurance	319,234.32
Errors and Omissions	92,832.40
Auto Insurance	7,095.63
General Liability Insurance	272,511.03
Project Insurance	225,575.66
Business Insurance - Other	6,049.86
Interest Expense	168,485.47
Late Fees	2,318.32



# Platinum Team Management Inc

Licenses/Permits/Registration	10,669.73
Loan from R&R	855.52
Meals and Entertainment	47,045.05
Office Cleaning	5,916.14
Office Supplies	83,318.94
Outside Services	
Lawn Services	1,800.00
Office Cleaning Corridors	1,995.00
Pest Services	671.15
Trash Services	632.90
Outside Services - Other	3,759.20
Other Business Expenses	
Overhead Expenses (Daydra)	1,733.96
Postage	1,143.75
Professional Fees	
Insurance Agency fees	52,500.00
Property Management Fee	140.73
Project Consultant	226,772.34
Accounting/CPA	29,049.47
Architecture	122,610.05
Engineering Fees	35,190.00
Information Technology	6,498.63
Legal	581,582.12
Real Estate Fees	130,000.00
Refunds - Residents	10,800.00
Security Services	11,203.88
Reimbursements	15,584.70
Rent Expense	162,409.52
Repairs and Maintenance	11,416.53
Administration - Shred Services	210.00
Software Expense	34,298.91
Storage Expense	109.00
Subscriptions & Memberships	20,361.15
Taxes	
Property Tax	418.24
Sales and Use Tax	267.48
Texas Franchise Tax	3,095.24
Taxes - Other	26,395.32
Telephone Expense	35,761.70
Travel	
Taxi Expense - Travel	1,173.37
Fuel Expense - Travel (not DFW)	2,025.90
Meals Expense - Travel	221.14
Hotel Expense	1,067.24
Airfare Expense	4,467.91
Car Rental Expense	1,177.77
Travel - Other	50,681.32



# Platinum Team Management Inc

Utilities	75,491.52
Website Service Charge Expense	
Miscellaneous Website Service	5.10
Square Service Charge	386.77
Wix Service Charge	23.10
General & Administrative - Other	1,397.34
<b>Total General &amp; Administrative</b>	<b>4,686,268.98</b>
Suspense	
Total Expense	4,782,641.42
Net Ordinary Income	11,762,793.80
Other Income/Expense	-
Other Income	-
Corporate Expense	4,955.00
PPP Forgiveness	199,565.29
Debt Forgiveness	32.99
Interest Income	0.20
Rental Income	51,787.03
Sale of Equipment	400.00
	-
Net Income	<b>12,019,534.31</b>



## Notes to the Financial Statements

### **Note 1 – Strategy**

The company's high-level strategy is to focus on building communities that are comprised of medical, multifamily, town homes, entertainment, hospitality, restaurants, retail, professional services, offices, education. All of this will be high density, themed together and cross marketed.

### **Note 2 – Location**

The company has many projects currently developing but not closed. Locations include Texas, Oklahoma, Arkansas, California, Missouri, and Costa Rica.

### **Note 3 – Funding**

Platinum has worked out funding and capital stacks for these projects where 50 to 60 percent of the project is paid by new market tax credits, federal programs, state programs, and local municipalities. These are all grants or forgiven incentive programs. 10 to 20 percent of the project funding comes from equity partners. Conventional financing is then acquired for 20 to 40 percent of the project.

### **Note 4 – Future Projects**

It is estimated that Platinum Team has close to \$300M in additional equity of projects that are highly likely to close in the next 6-12 months.



# Platinum Team Management Inc

## Statement of Financial Condition Ryan Cole as of DEC 31, 2021

### Assets

#### Cash & Cash Equivalents

##### Bank Account/Liquid Cash

TTCU	516
Fifth Third Bank	7,376
Chase Bank	3,891
Wells Fargo	5,867
Ryan Cole / cash equivalent*	3,076,528
Other Cash Items	7,500
	<u>3,101,678</u>

#### Investments

Daydra Management	60,554,685
Platinum Team Management	47,733
Platinum Neighbors	21,142,746
Big World Development	96,000,000
Big World Food Services	4,051
Rosemary & Root	82,882
Heritage Properties	1,660,423
Lifestyle	4,562,689
Lifestyle II	2,367,541
District Townhomes	7,409,677
Other	-
	<u>193,832,425</u>

#### Real Estate

Personal Residence (FMV)	2,100,000
Other Personal REO	-
	<u>2,100,000</u>

#### Other Assets

Auto's Owned	235,000
Personal Property, Jewelry, Furnishings, Collectibles	175,000
	<u>410,000</u>

#### Total of Assets

**199,444,103**

### Liabilities & Net Worth

#### Revolving Credit

10,276

#### Auto Loans

64,817

#### Mortgage on Personal Residence

152,477

6624 Eastview Dr, Sachse TX 75048

#### Other Notes Payable

Sheffield Finance-Outdoor Equipment 6,500

TTCU FEDERAL CREDIT UNION 45,115

51,615

#### Total of Liabilities

279,185

#### Current Net Worth

**199,164,918**

Signature

12.31.21

Date

\*Distributions owed to RC for Serene TH buyout

*All financial data known to me has been disclosed to the best of my knowledge and are factual as of Dec 31, 2021*

CONFIDENTIALITY NOTICE: This document and the documents accompanying it contain confidential and legally privileged information which is intended only for the use of the addressee. If you are not the intended recipient, you are hereby notified that any disclosure, copying, distribution or reliance on the contents of this information is strictly prohibited.